



**GRASSROOTS**  
REALTY GROUP

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**5212 Township Road 312**  
**Rural Mountain View County, Alberta**

**MLS # A2232541**



**\$950,000**

<b>Division:</b>	NONE
<b>Lot Size:</b>	121.18 Acres
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Many Trees, Meadow, Pasture
<b>By Town:</b>	Cremona
<b>LLD:</b>	10-31-5-W5
<b>Zoning:</b>	A1 Agricultural District
<b>Water:</b>	None
<b>Sewer:</b>	None
<b>Utilities:</b>	Electricity

Discover a picturesque haven on this sprawling 121.18-acre plot of AG-zoned land, boasting stunning MOUNTAIN VIEWS from its northeastern crest. Approximately 24 acres are dedicated to a hayfield, while the remainder offers a harmonious blend of pastures, dense woodlands, and serene wetlands. Embrace the tranquility of its landscape of flourishing trees, and bordered by the serene FALLEN TIMBER CREEK. Access is provided via two entrances, one off RR52A where you will see the hay field and the other off TWP Rd 312. that will take you down to the charming pebble beach, inviting you to immerse yourself in the soothing ambiance of nature and the babbling creek. With ample space for exploration, this secluded paradise offers breathtaking vistas at every turn. Centrally situated, this unique property is a mere 18 minutes from Sundre, 19 minutes from Cremona, and just over an hour from Calgary. Please note that this property and all associated services are being sold as-is/where-is. Kindly refrain from exploring the property without a scheduled appointment.